116.0	0006	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,900 / 767,900
					USE VALUE:	767,900 / 767,900
					ASSESSED:	767,900 / 767,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHANG HUALIANG &
Owner 2:	DING REN
Owner 3:	
Street 1:	51 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAO HUAIGU -
Owner 2:	LIN CHUAN -
Street 1:	51 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,327 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Vinyl Exterior and 2005 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5327.000	362,000		405,900	767,900
Total Card	0.122	362,000		405,900	767,900
Total Parcel	0.122	362,000		405,900	767,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.03 | /Parcel: 383.0

Legal Description

User Acct 74902

GIS Ref

GIS Ref

Insp Date 09/26/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0006-0022.0

!9053!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,000	0	5,327.	405,900	767,900	767,900	Year End Roll	12/18/2019
2019	101	FV	280,500	0	5,327.	400,100	680,600	680,600	Year End Roll	1/3/2019
2018	101	FV	280,500	0	5,327.	307,300	587,800	587,800	Year End Roll	12/20/2017
2017	101	FV	280,500	0	5,327.	289,900	570,400	570,400	Year End Roll	1/3/2017
2016	101	FV	279,900	0	5,327.	266,700	546,600	546,600	Year End	1/4/2016
2015	101	FV	273,200	0	5,327.	249,300	522,500	522,500	Year End Roll	12/11/2014
2014	101	FV	273,200	0	5,327.	229,600	502,800	502,800	Year End Roll	12/16/2013
2013	101	FV	273,200	0	5,327.	229,600	502,800	502,800		12/13/2012

PRINT

Date	Time
12/10/20	23:34:22

LAST REV

Date	Time
10/03/18	13:56:38

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9053

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAO HUAIGU,	67660-468		7/21/2016		639,500	No	No		
PILJA JASENKO,	54483-573		3/31/2010		552,000	No	No		
CORNETTA FREDER	36263-349		8/29/2002		465,000	No	No		
	23361-358		6/29/1993		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	74902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/1999	473	Wood Dec	2,200	C				8X10 WOOD DECK
9/23/1998	673	Manual	1,000	C				WINDOW REPLACMENT
7/21/1995	416		1,000	C				WDK 8X15

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Info By Phon	DGM	D Mann
9/26/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
12/4/2002	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5327		Sq. Ft.	Site		0	70.	1.09	6									405,868						405,900	

Total AC/HA: 0.12229 | Total SF/SM: 5327 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 405,868 | Spl Credit | Total: 405,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00088990
Adj $ / SQ:	182.412
Other Features:	100954
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425880
Depreciation:	63882
Depreciated Total:	361998

COMMENTS

UNPAVED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

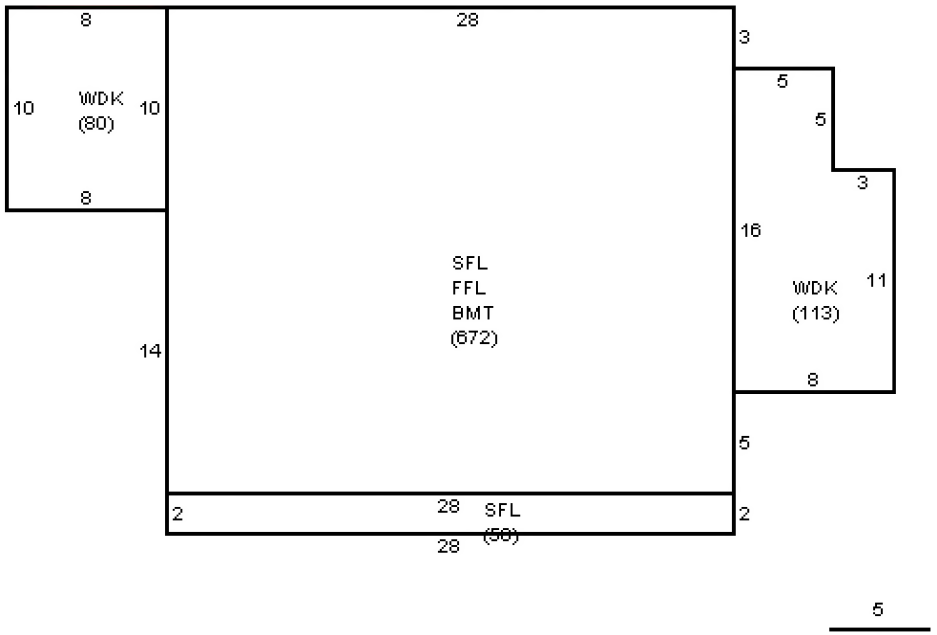
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.41
Special Features:	0	Val/Su Net:	159.82
Final Total:	362000	Val/Su SzAd	258.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	182.410	132,796
BMT	Basement	672	100.280	67,389
FFL	First Floor	672	182.410	122,581
WDK	Deck	193	11.190	2,160

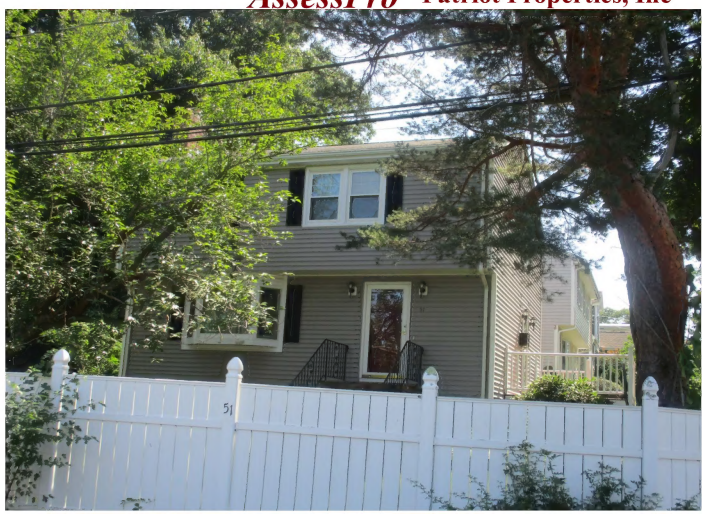
Net Sketched Area:	2,265			Total:	324,926
Size Ad	1400	Gross Are	2265	FinArea	2005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	